



Community & Economic Development Department

Planning Division

3900 Main Street, Riverside, CA 92522 | Phone: (951) 826-5371 | RiversideCA.gov

CULTURAL HERITAGE BOARD MEETING DATE: JANUARY 16, 2019
AGENDA ITEM NO.: 3

CERTIFICATE OF APPROPRIATENESS

I. CASE NUMBER(S): P18-0773

II. PROJECT SUMMARY:

- 1) **Proposal:** Certificate of Appropriateness request to construct a 792 sq. ft. addition to the existing two-car garage as an existing single-family residence, converting it into a three-bedroom, three-bathroom Accessory Dwelling Unit.
- 2) **Location:** 4173 Tenth Street, on the north side of Tenth Street between Locust Street and Brockton Avenue.
- 3) **Ward:** 1
- 4) **Applicant:** Oscar Solares of Timjon Wilkinson Inc.
- 5) **Case Planner:** Scott Watson, Associate Planner

III. RECOMMENDATION:

That the Cultural Heritage Board:

1. **DETERMINE** that Planning Case P18-0773 is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15301 and 15331 because the project is a minor alteration/addition to a historic resource that is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties (Exhibit 1); and
2. **APPROVE** Planning Case P18-0773, based on the findings summarized below, and subject to the attached conditions (Exhibit 2), thereby issuing a Certificate of Appropriateness for the project.

IV. BACKGROUND/HISTORY:

The subject residence constructed in 1900 is located at 4173 Tenth Street and is an approximately 1,341 sq. ft. single-story Classic Cottage style residence featuring a rectangular ground plan. Character-defining features of the residence include: a composite shingle, bell-shaped, hipped roof with a hipped dormer and boxed eaves with fascia boards; narrow-width wood clapboard siding; a partial-width recessed porch with simple post supports and balustrade; and single-hung windows with wood trim.

The residence is located on a 7.813 square foot single lot located in the DSP-AS-CR – Downtown Specific Plan - Almond Street District and Cultural Resources Overlay Zones in Ward 1. The residence is listed as a Contributor to the Evergreen Quarter Historic District bounded by University Avenue (north), Evergreen Cemetery (south), the east side of Redwood Drive (west), and Locust Street (east). Grid-pattern residential streets support one- and two-story, single-family residences and duplexes, as well as apartment buildings, churches, and the Evergreen Cemetery. The district represents a wide variety of residential architectural styles from the 1880s to the 1930s, including Queen Anne, American Foursquare, Craftsman, Spanish Colonial Revival, Mission Revival, and Classical Revival.

V. DETAILED PROJECT DESCRIPTION:

The proposed project is to enclose the existing two-car garage, construct an approximately 792 sq. ft. addition on the south elevation of garage and convert it into an Accessory Dwelling Unit (ADU). The conversion of the garage will include in-filling two existing vehicular doors, installing three new windows and a door, in-filling a window and a door adjacent to the proposed addition, and installing a new door between the addition and converted garage.

The addition will be 24'-0" by 33'-0" and setback from the west elevation by 4'-6" to meet the required side yard setback. The proposed project will include three bedrooms and three bathrooms. A porch with an enclosed laundry closet will be included on the south elevation of the addition.

The proposed project will be clad in wood clapboard siding. The existing gabled roof will remain and the addition will be a bell-shaped, crossed-hipped roof to match the existing residence. The roof will be topped with composite shingles, matching the existing residence. The windows will be vinyl-framed slider windows with wood trim to differentiate the proposed project from the existing residence.

VI. PROJECT ANALYSIS:

- **Compliance with section 20.25.050 of the City of Riverside Municipal Code:**

The proposed project will be located at the rear of the property, with limited visibility from the public right-of-way. The proposed project will be complimentary to the residence in size, scale, and massing and use materials, colors, and textures that are similar to or the same as those used on the existing residence. Modern materials will differentiate the proposed project from the existing residence.

- **General Plan/Specific Plan/Zoning Conformance:**

General Plan: The proposed project is consistent with the existing General Plan Land Use Designation and maintains the existing single-family residential use of the property.

Zoning: The proposed project is consistent with the existing DSP-AS-CR – Downtown Specific Plan - Almond Street District and Cultural Resources Overlay Zones and maintains the existing single-family residential use of the property.

Per Chapter 19.442 of the Riverside Municipal Code (RMC), an ADU is permitted where residences meet the minimum lot size provided the maximum 40% lot coverage is not exceeded. Per Table 19.580.060 of the RMC, no additional parking is required as the property meets the exemptions specified. According to the Table, the parking being removed by the garage conversion will need to be replaced, and the proposed project is providing two replacement parking spaces.

- **Environmental Compliance:**

The project is categorically exempt from CEQA review pursuant to Section 15331 as a Historical Resource Restoration/Rehabilitation project consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties. A discussion on the projects consistency with the Secretary of the Interior's Standards is included in the attached Staff Recommended Findings (Exhibit 1).

VII. PUBLIC NOTICE AND COMMENTS:

Public notices were mailed to property owners adjacent to the site on December 20, 2018, at least 10 days prior to the scheduled meeting. As of the writing this report, no comments have been received.

IX. EXHIBITS:

1. Staff Recommended Findings
2. Staff Recommended Conditions of Approval
3. Aerial Map
4. Project Plans
5. Site Photos



EXHIBIT 1 – STAFF RECOMMENDED FINDINGS

CASE NUMBER: P18-0773

MEETING DATE: January 16, 2019

FACTS FOR FINDINGS: (From Section 20.25.050 of the Riverside Municipal Code)

The Board and Historic Preservation Officer or Qualified Designee shall make findings of the following standards when applicable to approving or denying a Certificate of Appropriateness.

FINDING: The application proposal is consistent or compatible with the architectural period and the character-defining elements of the historic building.

FACTS: The design of the proposed project is compatible with the existing design of the home. It incorporates character-defining features of the residence such as a bell-shaped, hipped roof with boxed eaves and fascia boards, wood trim, and wood siding.

FINDING: The application proposal is compatible with existing adjacent or nearby Cultural Resources and their character-defining elements.

FACTS: The proposed project will be located in the rear of the property and replaces the existing two-car garage. The subject property is located on the eastern edge of the Evergreen Quarter Historic District. The only adjacent contributing property viewable from the public right-of-way is the property located directly west of the subject property. This residence is also a Classical Cottage and has similar character-defining features as the subject property. The proposed project features similar design elements as the existing residence and is compatible to the adjacent and nearby Cultural Resources.

FINDING: The colors, textures, materials, fenestration, decorative features and details, height, scale, massing and methods of construction proposed are consistent with the period and/or compatible with adjacent Cultural Resources.

FACTS: The proposed project will be single-story in height, matching the scale of the existing house. Materials and features will match the existing residence, including wood siding painted in the same color as the residence and a bell-shaped hipped roof capped with matching asphalt shingles.

FINDING: The proposed change does not adversely affect the context considering the following factors: grading; site development; orientation of buildings; off-street parking; landscaping; signs; street furniture; public areas; relationship of the project to its surroundings.

FACTS: The proposed project will be located at the rear of the property and replace the existing two-car garage, and as such will not adversely affect the site

development or orientation of the existing buildings. Two parking spaces will be provided to replace the two spaces within the garage.

FINDING: The proposed change does not adversely affect an important architectural, historical, cultural or archaeological feature or features.

FACTS: The proposed project will be detached and will not impact the important architectural features of the residence. The existing garage is utilitarian in design and therefore not considered an important architectural feature. The proposed project is a slab-on-grade construction within a well-developed neighborhood with a minimal possibility of an adverse effect on archaeological features.

FINDING: The project is consistent with the Citywide Residential Historic District Design Guidelines, approved guidelines for each Historic District, and/or any other applicable Design Guidelines.

FACTS: The Guidelines specify that historic garages should be retained if practical, but recognizes that outbuildings may have outlived their usefulness. New outbuildings should be subordinate to the main structure in massing and should be located to the side or rear of the main structure. The proposed project will be detached and located at the rear of the property. It will also have a design which is compatible to the residence, as specified by the Citywide Residential Historic District Design Guidelines and will be subordinate to the residence.

FINDING: The application proposal is consistent with the Principles of the Secretary of the Interior's Standards for the Treatment of Historic Properties.

FACTS: The historic resource for this project is the Evergreen Quarter Historic District and not the individual building. The Secretary of the Interior's Standards (SOIS) are applied to the district as a whole. The project will not change the historic use or character of the property or create a false sense of historical development. The proposed project utilizes materials and design details that are compatible with the existing residence. If the proposed project is removed in the future, no damage will occur to the residence and there will be no impact to the historic district.



EXHIBIT 2 – STAFF RECOMMENDED CONDITIONS OF APPROVAL

CASE NUMBER: P18-0773

MEETING DATE: January 16, 2019

General Conditions

1. The project must be completed, per the Cultural Heritage Board's approval, including all conditions listed below. Any subsequent changes to the project must be approved by the Cultural Heritage Board or the Cultural Heritage Board Staff. Upon completion of the project, a Cultural Heritage Board Staff inspection must be requested to ensure that the approved plans have been executed and that all conditions have been implemented.
2. Actions by the Cultural Heritage Board, including any environmental finding may be appealed. There is a ten-day appeal period that will lapse at 5:00 p.m. on January 28, 2019, which is twelve days following action on the case. Appeals of the Board's action will not be accepted after this time. The appeal fee is \$2,529.00. Appeal processing information may be obtained from the Community & Economic Development Department, Planning Division, Public Information Section, 3rd Floor, City Hall, 3900 Main Street, Riverside, CA 92522.
3. If a building permit is not issued, this approval for the Certificate of Appropriateness will expire in one-year on January 16, 2020.
4. This approval for a Certificate of Appropriateness is for design concept only and does not indicate the project has been thoroughly checked for compliance with all requirements of law. As such, it is not a substitute for the formal building permit plan check process, and other changes may be required during the plan check process.
5. The granting of this Certificate of Appropriateness shall in no way exclude or excuse compliance with all other applicable rules and regulations in effect at the time this permit is exercised.

APPEAL INFORMATION:

The applicant or any interested person may appeal the Board's decision or any condition of approval. To appeal this decision, a letter must be submitted stating what you wish to appeal and why, the General Application form and the corresponding appeal fee.

The Community & Economic Development Department offers a packet on filing an appeal that you might find helpful. Appeals may be delivered in person or mailed, but they must be received by January 28, 2019 at 5:00 p.m. twelve days following action on this case. The Community & Economic Development Department's address is:

City of Riverside
Community & Economic Development Department
Planning Division
3900 Main Street, 3rd Floor
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Appeals will be considered by the Land Use Committee of the City Council at their next available meeting.